



# Flathead County

## Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210

### MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule)  
to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 1230<sup>00</sup>

SUBDIVISION NAME: Canyon View Subdivision

#### OWNER(S) OF RECORD:

Name: Inabnit, John B. & Sandra J. Phone: \_\_\_\_\_

Mailing Address: 5445 US Hwy 2 W

City, State, Zip: Columbia Falls, MT 59912

Email: \_\_\_\_\_

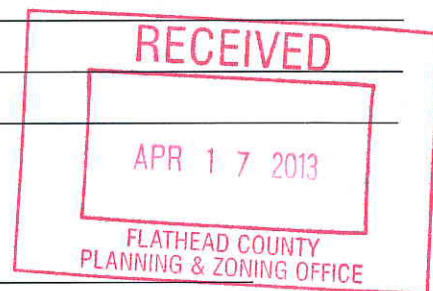
#### APPLICANT (IF DIFFERENT THAN ABOVE):

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Email: \_\_\_\_\_



#### TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Marquardt Surveying Phone: 755-6285

Mailing Address: 201 3rd Ave W

City, State, Zip: Kalispell, MT 59901

Email: angusta@mmSurvey.net

Name: APEC Engineering Phone: 755-1333

Mailing Address: 111 Legend Trail

City, State, Zip: Kalispell, MT 59901

Email: \_\_\_\_\_

#### LEGAL DESCRIPTION OF PROPERTY:

Street Address 100, 112 & 114 Pheasant Rd - and - 5445 US Hwy 2 W

City/State & Zip Columbia Falls, MT 59912

Assessor's Tract No.(s) 0497171 Lot No.(s) 8A

Section 24 Township 30 N Range 21 W

**GENERAL DESCRIPTION/TYPE OF SUBDIVISION:** All improvements are existing. The property is landscaped, relatively flat and fronts on Highway 2 with access from Pleasant Road.

Number of Lots or Rental Spaces 2 Total Acreage in Subdivision 7.4 ac.  
Total Acreage in Lots 7.2 ac. gross Minimum Size of Lots or Spaces 2.3 ac.  
Total Acreage in Streets or Roads 0.2 ac (Road) Maximum Size of Lots or Spaces 5.1 ac.  
Total Acreage in Parks, Open Spaces and/or Common Areas 0

**PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:**

Single Family \_\_\_\_\_ Townhouse \_\_\_\_\_ Mobile Home Park \_\_\_\_\_  
Duplex \_\_\_\_\_ Apartment \_\_\_\_\_ Recreational Vehicle Park \_\_\_\_\_  
Commercial Lot 1 Industrial \_\_\_\_\_ Planned Unit Development \_\_\_\_\_  
Condominium \_\_\_\_\_ Multi-Family Lot 2 Other \_\_\_\_\_

**APPLICABLE ZONING DESIGNATION & DISTRICT:** SC- Scenic Corridor

**IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS?** Yes- Columbia Falls

**ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS:** \$750,000

**IMPROVEMENTS TO BE PROVIDED:** All improvements are existing.

**Roads:** \_\_\_\_\_ Gravel \_\_\_\_\_ Paved \_\_\_\_\_ Curb \_\_\_\_\_ Gutter \_\_\_\_\_ Sidewalks \_\_\_\_\_ Alleys \_\_\_\_\_ Other \_\_\_\_\_

**\* Water System:** \_\_\_\_\_ Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User \_\_\_\_\_ Public \_\_\_\_\_

**\* Sewer System:** \_\_\_\_\_ Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User \_\_\_\_\_ Public \_\_\_\_\_

**Other Utilities:** \_\_\_\_\_ Cable TV \_\_\_\_\_ Telephone \_\_\_\_\_ Electric \_\_\_\_\_ Gas \_\_\_\_\_ Other \_\_\_\_\_

**Solid Waste:** \_\_\_\_\_ Home Pick Up \_\_\_\_\_ Central Storage \_\_\_\_\_ Contract Hauler \_\_\_\_\_ Owner Haul \_\_\_\_\_

**Mail Delivery:** \_\_\_\_\_ Central \_\_\_\_\_ Individual \_\_\_\_\_ School District: \_\_\_\_\_

**Fire Protection:** \_\_\_\_\_ Hydrants \_\_\_\_\_ Tanker Recharge \_\_\_\_\_ Fire District: \_\_\_\_\_

**Drainage System:** \_\_\_\_\_

**\* Individual** (one user)

**Shared** (two user)

**Multiple user** (3-9 connections or less the 25 people served at least 60 days of the year)

**Public** (more than 10 connections or 25 or more people served at least 60 days of the year)

**PROPOSED EROSION/SEDIMENTATION CONTROL:** All improvements are existing; property is landscaped + erosion is not an issue.

**VARIANCES: ARE ANY VARIANCES REQUESTED?** No. (yes/no)  
(If yes, please complete the information on page 3)

**SECTION OF REGULATIONS CREATING HARDSHIP:** \_\_\_\_\_



**PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED**

**BELOW:** *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

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2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

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3. The variance will not cause a substantial increase in public costs, now or in the future.

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4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

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5. The variance is consistent with the surrounding community character of the area.

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**APPLICATION CONTENTS:**

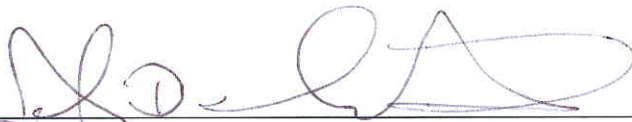
1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application (*see attached form*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

*This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:*

**Flathead County Planning & Zoning Office 1035 First Avenue West  
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

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*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*



Applicant Signature

4/12/13

Date



Owner(s) Signature (all owners must sign)

April 12, 2013

Date